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## World Class Ranches Team Brokered by EXP Realty

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

**Tannehill Ranch 80-jc**

**\$200,000.00**



This highly productive tract of improved grassland is geared toward maximum production per acre. The grasses are a blend of Bermuda, Fescue, Little Bluestem and other Native Varieties. Two large ponds provide more than plenty of water and would allow for cross-fencing as many as 8 traps. Utilities are as close as the County Road if you are looking to add improvements and the town of McAlester is only 10 minutes away. An offering this clean and productive within a few minutes of town doesn't come along very often so don't let this one get away!

### Property Highlights

**Price Per Acre:** 2,500.00

**Acreage:** 80 Acres

**Location:** 95 mi. S. of Tulsa,  
175 mi. N. of Dallas

**Closest Town:** McAlester,  
Oklahoma

**Access:** County Road

**Taxes:** \$137.53

**Topography:** Level to  
Slightly Sloping.

**Improvements:** Fencing,  
Gates.

**Forage:** Bermuda, Fescue,  
Native Mix.

**Capacity:** 20-25 Pairs or 50-  
60 Stockers.

**Water:** 2 Ponds, Seasonal  
Creek.

**Wildlife:** Deer, Turkey,  
Waterfowl, Native Species.

**Utilities:** Rural Water and  
Electricity at County Road.

**Development Potential**  
Good. County Road Access.

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